



Shared Ownership

AT ABBEY BARN PARK

HIGH WYCOMBE

Thrive
Homes



GREEN SURROUNDINGS
& YOUR NEW HOME

Welcome to Shared Ownership at Abbey Barn Park.

The homes here are rooted in nature with access to open parkland on your doorstep. This new neighbourhood is a destination that has something for everyone including great proximity to the town centre and accessibility to rail and road networks.



THE PERFECT NEIGHBOURHOOD FOR YOU

WELCOME TO HIGH WYCOMBE

Thrive exists to provide and manage housing that helps individuals and families secure a good quality, safe home that they can afford.



ROOM TO BREATHE. SPACE TO GROW.

Abbey Barn Park is more than a home - it's a retreat. Set beside a stunning 34-acre country park and surrounded by ancient woodland, it's the ideal backdrop for couples to unwind after work or for families to enjoy nature-filled weekends. Wander the meadow trails, explore the woodland play areas with your children, or take a morning jog along the dedicated fitness trail. With allotments, a wellness garden, and outdoor games areas, there's something for every pace of life.

Just a short drive away, Rye Park offers lakeside walks, playgrounds, and a popular open-air lido for family fun. For weekend adventures, the Chiltern Hills Area of Outstanding Natural Beauty is right on your doorstep, offering miles of scenic walking and cycling routes through rolling countryside and woodland.



FROM LAZY BRUNCHES TO LIVELY EVENINGS.

The Hand and Flower,
High Wycombe



ON YOUR DOORSTEP

Abbey Barn Park puts you within easy reach of some of Buckinghamshire's best leisure options. Whether you're winding down after work, planning a date night, or entertaining little ones at the weekend, there's something for everyone just minutes from your door.



Eden shopping centre,
High Wycombe



Wycombe Swan,
High Wycombe

SOMETHING FOR EVERY MOMENT

Start your day with artisanal coffee and brunch at one of High Wycombe's independent cafés - The Vanilla Pod, The Front Room, and Tin Kitchen are firm local favourites.

As evening sets in, there's no shortage of dining options: enjoy casual bites at highstreet favourites like Bill's, global flavours at Wagamama or YO! Sushi, or venture to nearby Marlow for destination dining at The Hand and Flowers, a two-Michelin-starred gem for special occasions. For entertainment, head to the Cineworld or Empire Cinema, both offering the latest films in plush surroundings, or take in a show at the Wycombe Swan Theatre, which hosts everything from West End productions to stand-up comedy.



The Vanilla Pod,
High Wycombe



The Snug,
High Wycombe

FAMILY FUN

Families can enjoy weekend fun with bowling, soft play, or a trip to the nearby leisure centre, complete with pools, a climbing wall, and fitness classes. Younger children will love the outdoor play trails and themed activity zones within Abbey Barn Park itself, designed to inspire curiosity and adventure. For parents, it's peace of mind knowing that safe, engaging fun is right outside your door.

Whether it's a chilled evening or a night to remember, Abbey Barn Park keeps you connected to everything that makes life vibrant, social, and exciting; and all within easy reach of home.

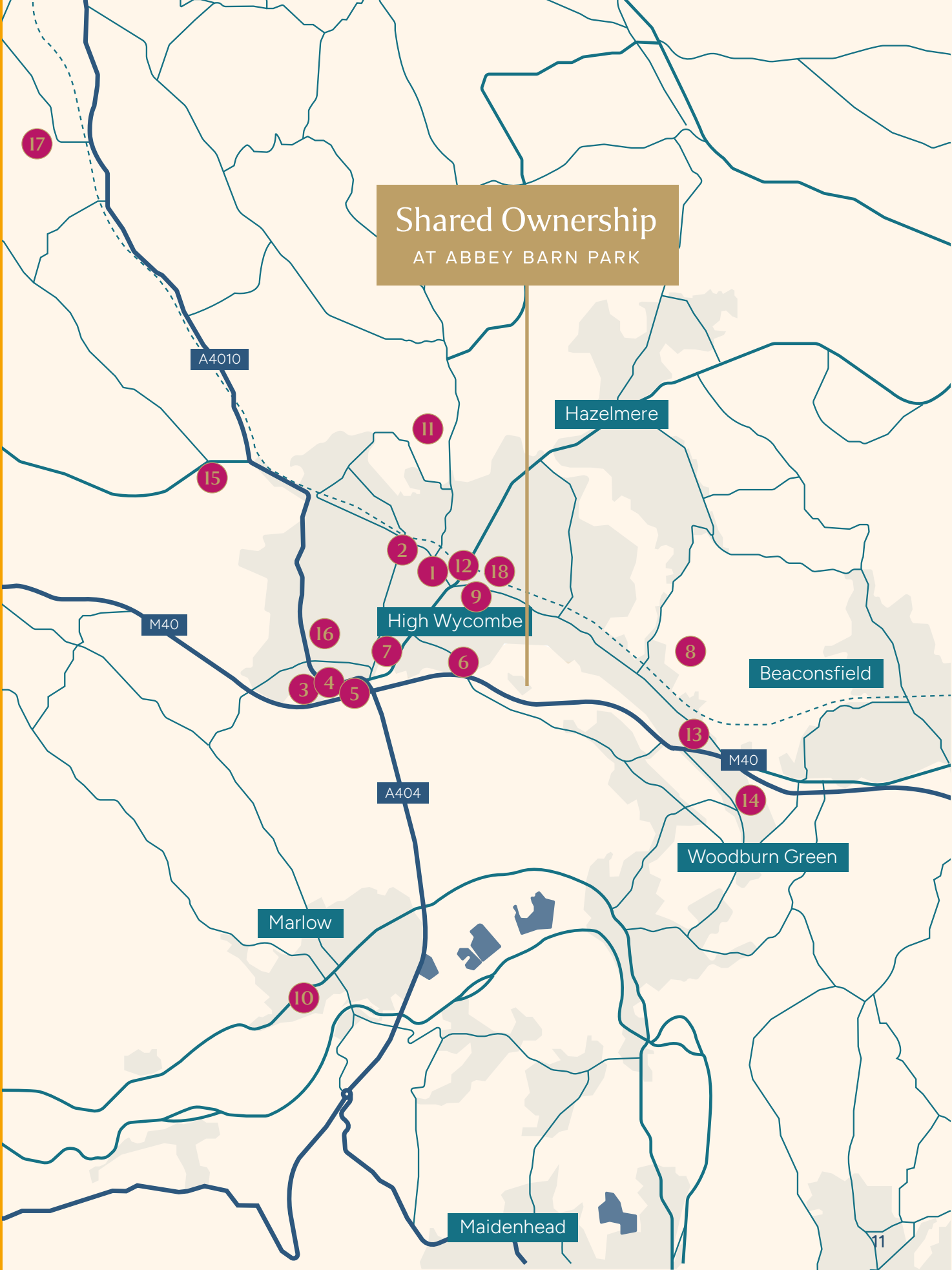
PERFECTLY PLACED FOR LIFE ON THE MOVE

Abbey Barn Park gives you the best of both worlds: peaceful parkland living with unbeatable access. Reach London Marylebone in just 30 minutes from High Wycombe Station.

The M40 is 7 minutes by car, and Heathrow is under half an hour away - ideal for weekend getaways or work trips. For local travel, improved bus routes and cycle paths make town access even easier, whether you're commuting, shopping, or heading out for Sunday lunch.

PLACES OF INTEREST

- 1. Eden Shopping Centre
- 2. Aldi
- 3. John Lewis & Partners
- 4. Asda Superstore
- 5. Omniplex Cinema
- 6. Abbey View Primary Academy
- 7. John Hampden Grammar School
- 8. Wycombe Heights Golf Centre
- 9. The Rye Park
- 10. The Hand and Flowers
- 11. National Trust - Hughenden
- 12. The Gym Group High Wycombe
- 13. Tesco Superstore
- 14. David Lloyd Beaconsfield
- 15. West Wycombe Hill Walks
- 16. Rush by AirHop Adventure & Trampoline Park
- 17. Widmer Farm Park
- 18. High Wycombe Station



BY RAIL FROM ABBEY BARN PARK

Wembley Stadium	23 mins
London	25 mins
Bicester Village	31 mins
Oxford	50 mins



BY FOOT FROM ABBEY BARN PARK

Deangarden Wood	7 mins
Morrisons Daily	13 mins
Wycombe Rye Lido	35 mins
The High Street	46 mins



BY ROAD FROM ABBEY BARN PARK

M40 (Junction 4)	7 mins
High Wycombe Station	10 mins
Heathrow Airport	27 mins
London	1 hrs 9 mins

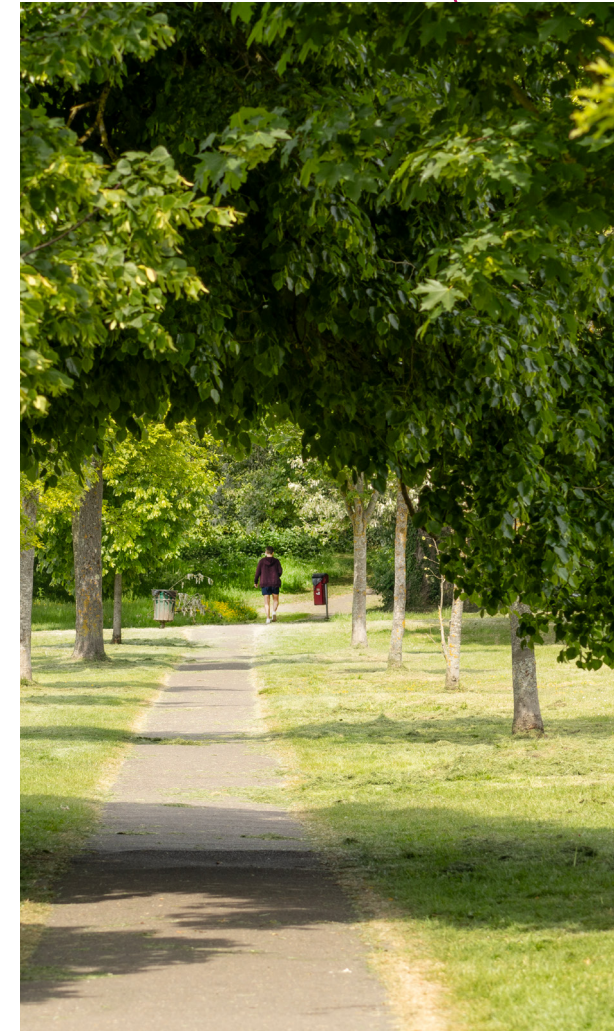


BY CYCLE FROM ABBEY BARN PARK

High Wycombe Station	16 mins
Hughenden Park	20 mins
National Trust Hughenden	28 mins
Maidenhead	40 mins



“34 acres of parkland and ancient woodland, including nature trails and orchards”



“The perfect blend of countryside living and city convenience”





Abbey View Primary Academy

A PLACE FOR YOUNG MINDS TO FLOURISH.

For families starting out or planning for the future, Abbey Barn Park offers brilliant access to schools. Abbey View Primary Academy is just a short walk through landscaped green routes - perfect for the school run.

High Wycombe also boasts a strong selection of state and grammar schools, including John Hampden Grammar and the Royal Grammar School, plus the prestigious Wycombe Abbey for girls. Whether it's early learning or GCSEs, your child's journey is off to a great start.

WHY THRIVE?

Thrive Homes is a professional landlord providing homes where people can thrive.

Our business is built around the importance of a home as the foundation that enables individuals and families to build and sustain the lives they want. We own and manage nearly 6,000 homes throughout Hertfordshire, Bedfordshire, Buckinghamshire and Oxfordshire delivering much-needed homes for social and affordable rent, intermediate rent, leasehold, shared ownership and private market rent (through Thrive Places).

We are focused on increasing housing availability and affordability in one of the most expensive parts of the UK. Achieving a fair deal for our customers is a priority for everyone at Thrive and we really believe that Shared Ownership, a government backed affordable home ownership scheme plays a key part in these ambitions for both our customers and us. In 2019, we introduced the Thrive Deal to ensure that we are clear with our customers about what they can expect from us (our 'offer') and what we expect in return (our 'ask').

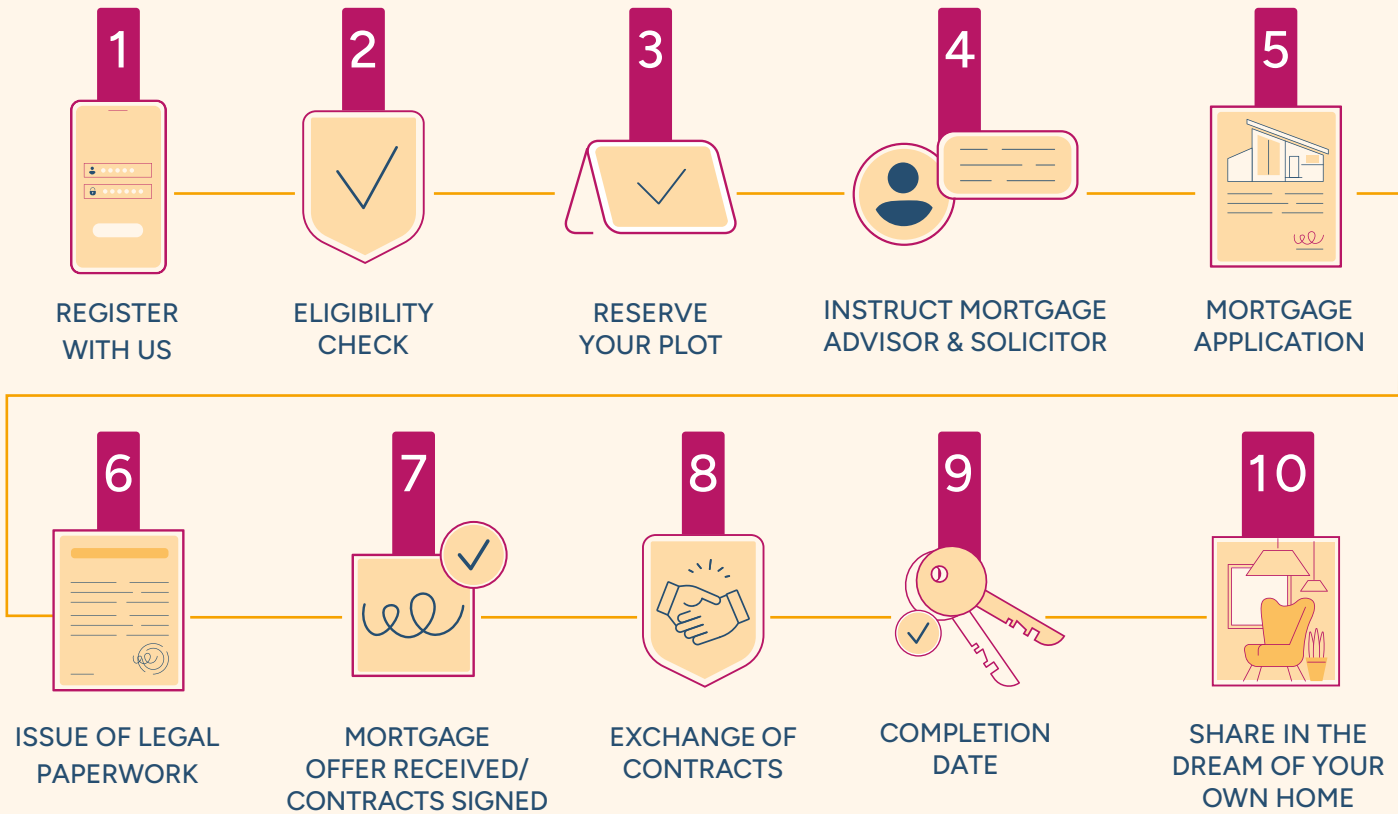
HOW SHARED OWNERSHIP WORKS

Shared Ownership helps first-time buyers get onto the property ladder more affordably.

You can usually buy an initial share of 25% to 75% of the value of a home, and you'll need to take out a mortgage to pay for your share of the home's purchase price. You will then pay a subsidised rent on the share you don't own, and there will also be a service charge to make up the monthly cost of buying through Shared Ownership. By buying through Shared Ownership, you will need a smaller deposit than buying on the open market. It will also make you an owner-occupier in your home giving you the same responsibilities as a home owner.



10 STEPS TO YOUR OWN HOME



1. Register for the development to be kept up to date with releases. Let us know the type of property and the desired number of bedrooms.
2. It helps to know exactly what is in reach and by speaking to a broker you can identify the number of bedrooms or plot that meets that budget. Doing this early on gives you the advantage and allows you to be plot specific ahead of your viewing.
3. If you've had your affordability confirmed via the panel brokers you are in position to reserve. You will need to pay the holding fee (usually £500) to secure your plot.
4. Contact the broker and solicitor you intend on using. Sales will then issue your memorandum of sale for you to sign so we can send this over so all parties are aware of your reservation. Our 42-day timescale to exchange begins from this point.
5. You will need to organise an appointment with your broker to submit mortgage application. They will ask you for documents to verify the information provided at your initial eligibility check.
6. Contracts are issued from the sellers' solicitors to your solicitor. Your solicitor is likely to request monies from you to submit searches and begin their checks as part of the legal process.
7. A valuation of your property has been conducted by your mortgage lender and your mortgage offer has been issued. Your mortgage deed and contracts will need to be signed and sent back to your solicitor in readiness for exchange of contracts.
8. On receipt of your signed contracts your solicitor will arrange for the transfer of your deposit before exchanging contracts. If your home has not already been handed over, then the exchange will be on notice until a fixed completion date can be offered.
9. A completion date will be mutually agreed amongst all parties and keys will be made available from this date.
10. Share in the dream of your own home

HOW SHARED OWNERSHIP WORKS

Buying a share of a home means a smaller deposit is required compared to buying a new home outright.

AFFORDABILITY

It's a more affordable way to purchase a home without needing a large deposit.

QUALITY

You can own a high quality, new build home affordably without compromising on location or quality.

FLEXIBILITY

You can buy as much of the property as you can afford, 'Staircasing' to buy more shares in the future, eventually owning 100% of your home.

START YOUR HOMEOWNER JOURNEY

It's a great way to get out of the renting cycle and become a home-owner.

MAKE IT YOUR OWN

You will own the home and be able to decorate it however you like.

SHARE IN THE PROFITS

You can sell your home at any time and will benefit from any increase in value.

WHO IS ELIGIBLE FOR SHARED OWNERSHIP?

- You must be aged **18 or older**.
- Your annual household income if buying with Thrive outside London should be no more than **£80,000**.
- You will normally be a first-time buyer or be in the process of selling your home. **You must not own any other property** at the time you buy your new home.
- You should not be able to afford to buy a home on **the open market**.
- You must be able to show you are not in rent or mortgage arrears and **demonstrate a good credit history**.



For all sales enquiries and further information
please contact our selling agents'.

Thrive
Homes

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Disclaimer

All information in this document is correct at the time of publication going to print August 2025. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation.